174.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,900 / 790,900
					USE VALUE:	790,900 / 790,900
					ASSESSED:	790,900 / 790,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES JOHN C/ETAL
Owner 2:	HAYES RACHEL J
Owner 3:	
Street 1:	24 ARGYLE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	412,300	600	378,000	790,900
Total Card	0.092	412,300	600	378,000	790,900
Total Parcel	0.092	412,300	600	378,000	790,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.33 | /Parcel: 479.3

Legal Description

User Acct 116396

GIS Ref

GIS Ref

Insp Date 07/28/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,400	600	4,000.	378,000	791,000	791,000	Year End Roll	12/18/2019
2019	101	FV	316,600	600	4,000.	372,600	689,800	689,800	Year End Roll	1/3/2019
2018	101	FV	316,600	600	4,000.	286,200	603,400	603,400	Year End Roll	12/20/2017
2017	101	FV	316,600	600	4,000.	270,000	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	316,600	600	4,000.	248,400	565,600	565,600	Year End	1/4/2016
2015	101	FV	304,400	700	4,000.	232,200	537,300	537,300	Year End Roll	12/11/2014
2014	101	FV	304,400	700	4,000.	213,800	518,900	518,900	Year End Roll	12/16/2013
2013	101	FV	304,400	700	4,000.	213,800	518,900	518,900		12/13/2012

!13561!

PRINT

Date	Time
12/11/20	03:29:44

LAST REV

Date	Time
08/15/18	08:36:41
mmcmakin	
13561	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES RACHEL/ET	29202-568		10/9/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	369	Re-Roof	15,540	C				
10/9/2014	1327	New Wind	19,000					Replace 14 windows
5/25/2000	425	Addition	125,000	C				14X25 2 STORY ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Meas/Inspect	HS	Hanne S
10/24/2008	Meas/Inspect	345	PATRIOT
8/16/2001	Permit Visit	PM	Peter M
5/13/2000	Inspected	197	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28636360
Const Adj.:	0.97612083
Adj $ / SQ:	156.956
Other Features:	108580
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432154
Depreciation:	19879
Depreciated Total:	412274

COMMENTS

OF = XTRA SINK IN BATH AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

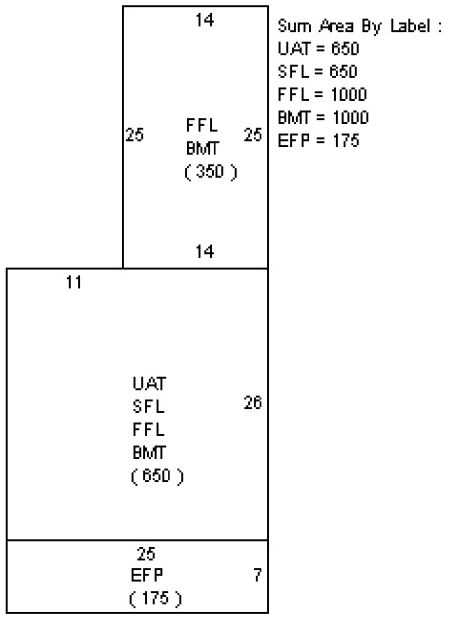
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	156.96
Special Features:	0	Val/Su Net:	137.99
Final Total:	412300	Val/Su SzAd	249.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,000	47.090	47,087
FFL	First Floor	1,000	156.960	156,956
SFL	Second Floor	650	156.960	102,021
EFP	Enclos Porch	175	41.760	7,308
UAT	Upper Attic	163	62.780	10,202

Net Sketched Area: 2,988 | Total: 323,574

Size Ad 1650 | Gross Are 3475 | FinArea 1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	12X12	G	AV	1980	6.07	T	31.2	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600